WARRANTY DEED	State of Tennessee County of DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $195,000.00. Affiant Subscribed and sworn to before me, this the 25th day of June 2004. Notary Public My commission expires: (AFFIX SEAL)

NOTARY PUBLIC AT LARGE

MY COMMISSION EXPIRES: JANUARY 28, 2005

THIS INSTRUMENT WAS PREPARED BY
Lawrence Vogan
120 Donelson Pike Suite 201, Nashville, TN 37214

Address of New Owner(s) as follows: **Donna Garrett**	Send Tax Bills To:	Map-Parcel Numbers **075-11-0-A-091.00 CO**
1425 Stoner Ridge	same	
Hermitage TN 37076		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Frank Batson Homes Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Donna Garrett , an unmarried woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 91, on the Plan of Phase Three, Heritage Meadows, of record in Plat Book 9700, page 984, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to B & P Development, Inc., by Deed from James Howard Baker, Robert Edward Baker, Charles Donald Baker, James Otis Baker, and Alice Baker Bagwell, dated 09/15/1995, of record in Book 9803, page 674, Register's Office for Davidson County, TN. And further being conveyed to Frank Batson Homes Inc., by deed dated 6/25/04 and recorded in Instrument # _____, for said County.

This is improved property, known as **1425 Stoner Ridge, Hermitage TN 37076**

Davidson County DEEDWARR
Recvd: 07/14/04 11:00 2pgs
Fees:13.00 Taxes:721.50

20040714-0083782

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further convenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this **25th** day of **June 2004.**

Frank Batson Homes Inc.

Frank C. Batson, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25TH DAY OF JUNE 2004, before me appeared **Frank C. Batson** to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that such person is the President of Frank Batson Homes, Inc. and that the corporation has no corporate seal, and that the instrument was signed and sealed in behalf of the corporation by authority of its Board of Directors (trustees) and **Frank C. Batson** acknowledged the instrument to be the free act and deed of the corporation.

Witness my hand and seal this 25TH DAY OF JUNE 2004 in Nashville, TN.

Notary

My Commission Expires :_____

NOTARY PUBLIC AT LARGE DAVIDSON CO. TENNESSEE
MY COMMISSION EXPIRES: JANUARY 28, 2005